

East Dobern/Capitol-Goss Neighborhood Revitalization Plan – **Draft**

Introduction

The East Dobern/Capitol-Goss Neighborhood Revitalization Area is the final neighborhood in a series of neighborhoods that were designated by the City Council for the development of a Neighborhood Revitalization Plan. The development of Neighborhood Revitalization Plans for selected neighborhoods was part of the City's overall Neighborhood Revitalization Strategy (NRS), an effort introduced in the spring of 1997 to coordinate and deliver services to neighborhoods that needed special or additional assistance to improve their living conditions. The purpose of a Neighborhood Revitalization Plan is to identify which issues detract from the quality of life in a given neighborhood and then to develop a long term, comprehensive approach to revitalization that is tailored to the specific needs of that neighborhood.

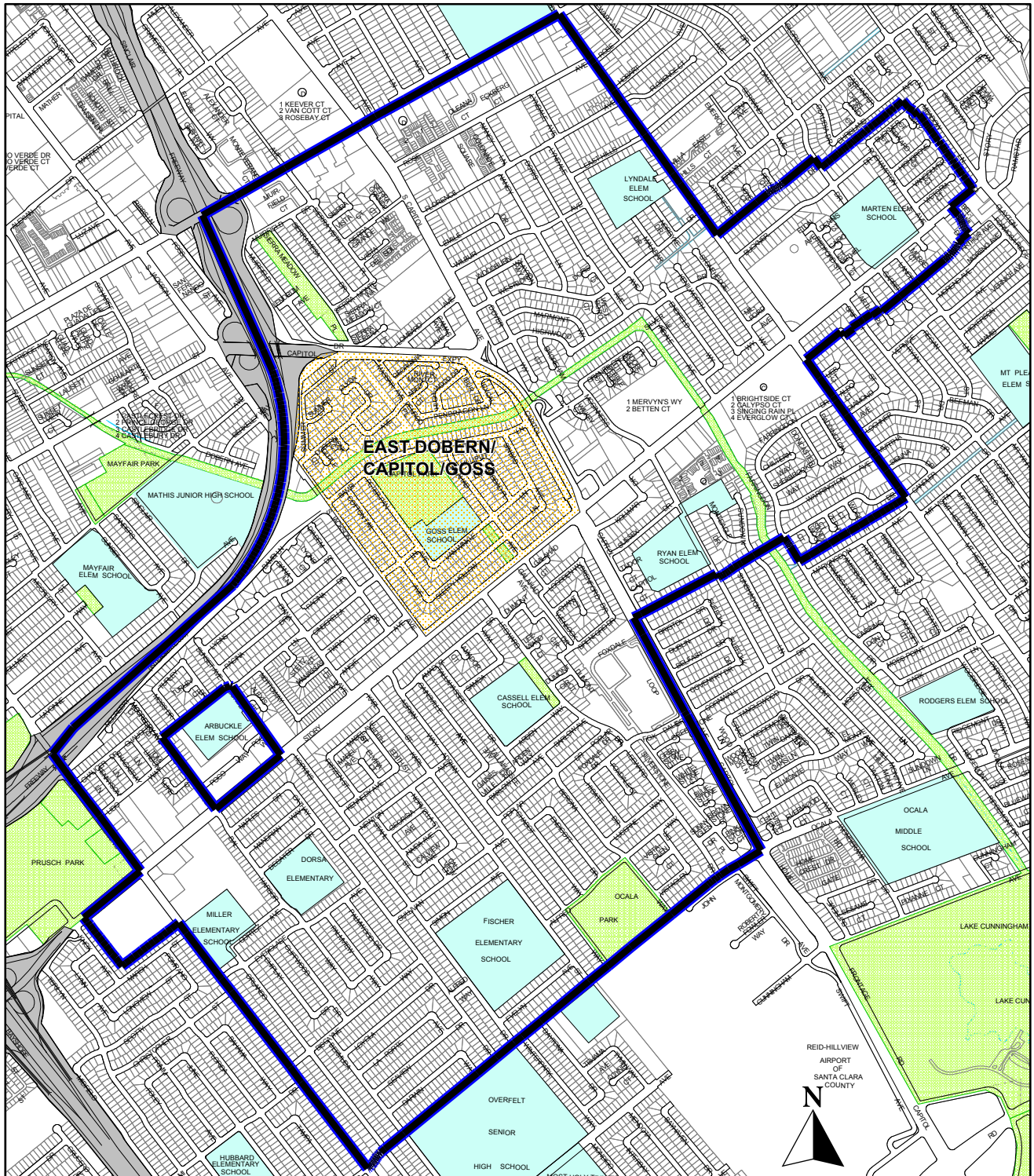
The East Dobern/Capitol-Goss Neighborhood Revitalization Plan is the last of the NRS Neighborhood Revitalization Plans and has been folded into the City's new Strong Neighborhoods Initiative. Initiated in the summer of 2000, the Strong Neighborhoods Initiative (SNI) is similar to the City's former Neighborhood Revitalization Strategy – both programs include the development of comprehensive and coordinated community driven neighborhood improvement plans. However, SNI is a more ambitious program that will establish designated neighborhoods as a Redevelopment Area thereby allowing Redevelopment funds to be used for certain identified improvements.

Although the East Dobern and Capitol-Goss neighborhoods are located within the East Valley/680 Communities SNI area, it was decided to proceed with the East Dobern/Capitol-Goss NRS plan, but in

abbreviated form. This abbreviated plan focuses first on identifying neighborhood assets, issues, and needs, and secondly on the expenditure of the \$600,000 in discretionary funds allocated to the East Dobern/Capitol-Goss community by the City Council as part of the former Neighborhood Revitalization Plan program. These discretionary funds are intended to fund one-time improvements identified by the community.

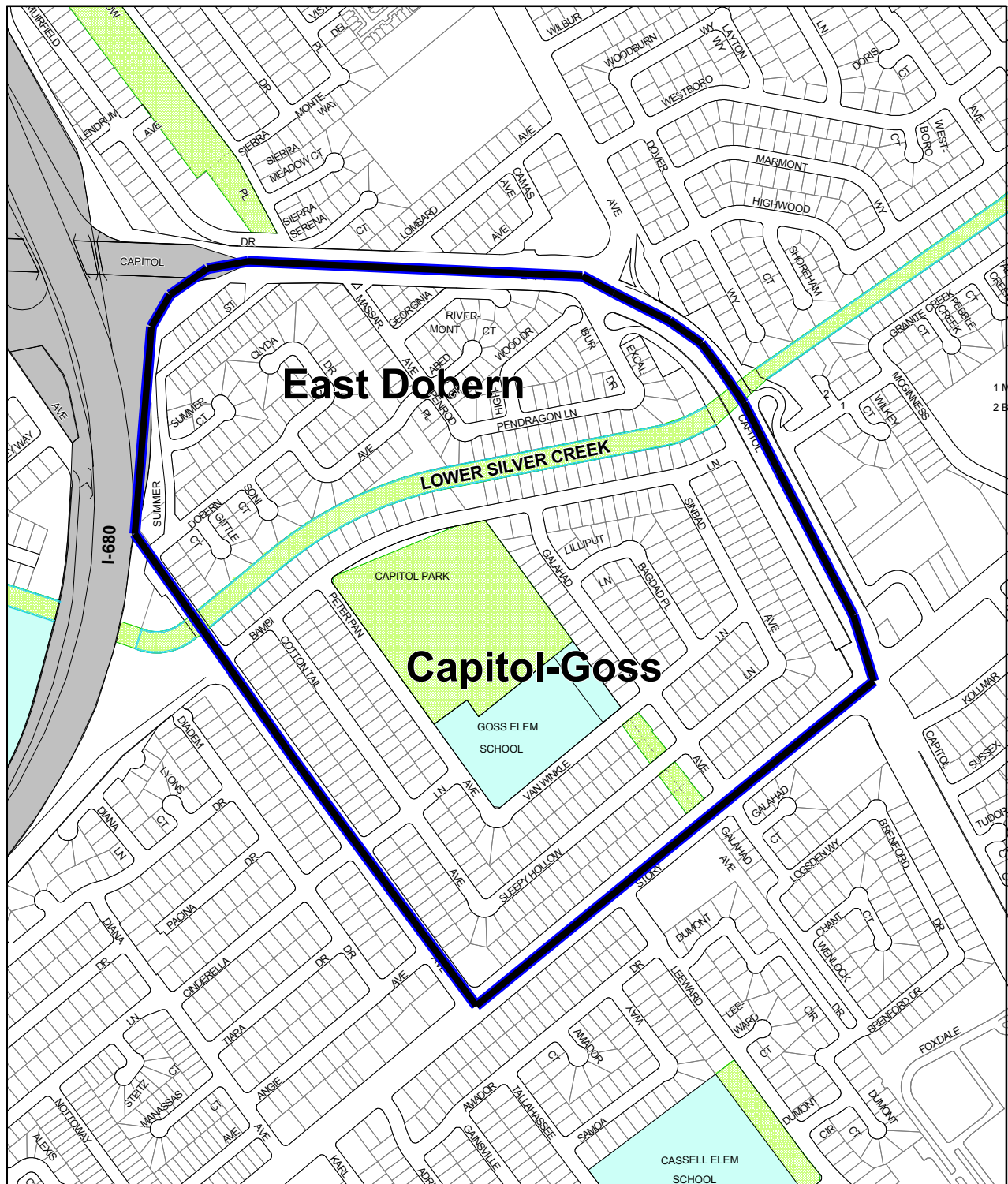
This abbreviated plan is not a comprehensive neighborhood improvement plan and therefore does not develop an overall vision and a complete "blueprint" for the improvement for the East Dobern/Capitol-Goss community. The vision and "blueprint" for this area will be developed as part of the East Valley/680 Communities SNI Neighborhood Improvement Plan process. In addition, issues and needs that were identified as part of this abbreviated plan process, but are not specifically addressed within it, will be addressed in the East Valley/680 Communities SNI plan process.


Relationship of East Dobern/Capitol-Goss Revitalization Plan Area to the East Valley/680 Communities Strong Neighborhoods Initiative Planning Area



- East Valley/680 Communities Strong Neighborhoods Initiative Planning Area
- East Dobern/Capitol-Goss Revitalization Plan Area

East Dobern/Capitol-Goss Revitalization Planning Area



 East Dobern/Capitol-Goss Revitalization Plan Area

Background

The East Dobern/Capitol-Goss Neighborhood Revitalization Area is bounded by Interstate 680 and South Jackson Avenue to the west, Capitol Expressway to the north and East, and Story Road to the south. The revitalization area consists of two distinct neighborhoods, East Dobern in the north and Capitol-Goss in the south. These two neighborhoods are separated by Lower Silver Creek, which extends from east to west. The East Dobern neighborhood consists predominantly of duplexes and single family residences. The duplex properties in East Dobern are segregated from the single family homes and are located primarily within the western portion of the neighborhood. The Capitol-Goss neighborhood consists predominantly of single family homes. The Capitol-Goss neighborhood also contains the 11.6 acre Capitol Park and Goss Elementary School which serve residents throughout the revitalization area. Another important feature of the area is the transmission power line easement, which runs north-south through both the East Dobern and the Capitol-Goss Neighborhoods. The portion of this right-of-way between Bambi Lane and Story Road has been developed into a linear park.

The East Dobern and Capitol-Goss neighborhoods are both vibrant communities that have many involved community members dedicated to making their neighborhood a better place to live for themselves and their families. Each neighborhood has its own active neighborhood association. The East Dobern neighborhood is represented by the East Dobern Community Action Team, which developed out of the City's Project Crackdown efforts in the neighborhood, and the Capitol-Goss neighborhood is represented by the Capitol-Goss Neighborhood Association. Both

associations have been very active in working with the City to improve the quality of life within their communities.

To guide the revitalization plan process for this area, a Neighborhood Advisory Committee was formed. This Advisory Committee consisted of leaders from the two neighborhood associations as well as a representative from Goss Elementary School. This nine-member Advisory Committee met approximately monthly from August 2000 to January 2001 to outline community assets, issues and needs, and to discuss, and ultimately decide, how to allocate the \$600,000 in discretionary funds. To collect input from the general community, one community meeting was held at Goss Elementary School on September 6 to review and expand upon the work of the Advisory Committee and to prioritize improvements that could be funded with the discretionary funds. At the conclusion of this planning process, the Neighborhood Advisory Committee first reviewed and then approved this East Dobern/Capitol-Goss Neighborhood Revitalization Plan document.

Neighborhood Assets and Issues

Summary of Process

The East Dobern/Capitol-Goss Neighborhood Advisory Committee was asked to first identify neighborhood assets and then to identify neighborhood issues, needs and concerns. At the September 6 community meeting, approximately 30 community members reviewed and expanded that list. Following is a summary of the assets, issues, needs and concerns identified by the Advisory Committee and the community.

Neighborhood Assets

Neighborhood assets can be characteristics, organizations, places, and/or people within the community and are generally things that the community would like to preserve, maintain and enhance. Neighborhood assets such as community organizations and institutions can also be vital resources that can assist with the development and ultimately, the implementation of the neighborhood improvement plan. Following are the neighborhood assets identified by the community.

- *Older homes along Summer Street.* Advisory Committee members expressed an appreciation of the older architectural style of the homes on Summer Street, though many of these homes are in need of repair and improved maintenance. The Advisory Committee members pointed out that Cesar Chavez used to live in one of the houses on this street and therefore the street enjoys a cultural and historical significance as well.
- *El Buen Pastor Church located at the end of Summer Street.* According to

Advisory Committee members, this church is an important resource to the community and the site has historic value related to Cesar Chavez's involvement there.

- *Portion of the power transmission line easement that has been developed into a pathway between Bambi Lane and Story Road.* Many residents use this pathway to travel to and from work, public transportation and neighborhood shops.



Pathway along power transmission line easement.

- *Capitol Park.* While the park in general was identified as an asset, the tennis courts were specifically identified.
- *Goss Elementary School.* Advisory Committee members specifically identified the community portable facility, that will be installed in the near future, as a positive addition to the school and the community.

Neighborhood Issues and Needs

The issues and concerns identified by the Advisory Committee and the community were grouped into the categories that follow. The following issues were not prioritized by either the Advisory Committee or the community at the September 6 community meeting. Therefore, the order in which the issues are presented does not imply any

priority ranking. As part of the issue identification process, committee and community members often suggested solutions or strategies to address identified issues or problems.

1. Property Maintenance and Improvement

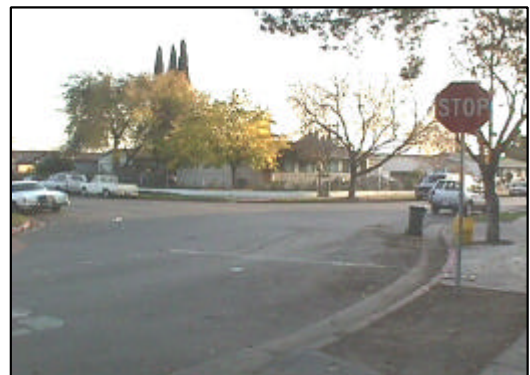
- *Poor maintenance of some residential properties.* Some of the homes and duplexes in the neighborhoods are poorly maintained, often having bare dirt front yards with no landscaping. The following strategies were suggested to address poor property maintenance:
 - * Identify all available loans and grants that could assist home and property owners with the improvement of their properties and promote these programs throughout the neighborhoods.
 - * In conjunction with Code Enforcement, conduct property management classes to teach rental property owners routine maintenance techniques and tenant management.

2. Traffic and Pedestrian Safety

- *Improve safety at identified intersections.* The following intersections were identified as in need of new stop signs, increased traffic enforcement, and/or design improvements:
 - * *Install a 3-way stop* at Cinderella Lane and Peter Pan Avenue to better control traffic around this entry point to the school grounds.
 - * *Investigate installing a red curb “no parking” zone on the east side of Peter Pan Avenue and the north side of Van Winkle Lane* at the

intersection of these two streets. This will increase the visibility for drivers and hence safety for children and other pedestrians crossing the street at or near this intersection.

- * *Establish an adult crossing guard program* at primary intersections used by children walking to Goss Elementary School.
- * *Increase enforcement of stop signs at the intersection of Bambi Lane and Peter Pan Avenue and Bambi Lane and Gallahad Avenue.* These two intersections are major points at which children cross the street on their way to Goss Elementary.
- * *Improve traffic safety at the intersection of Dobern Avenue & Clyda Drive.* This intersection can be a confusing three-way intersection. A stop sign exists at the end of Clyda Drive westbound where it meets Dobern Avenue. However, no controls exist on either segment of Dobern. Additional measures could be taken to control the speed and direction of traffic.



Intersection of Clyda Drive facing the curve of Dobern Avenue.

- * *Install traffic controls at unprotected intersections.* To improve traffic safety, stop signs could prove effective on both Soni Court and

Gittle Court at their intersections with Dobern Avenue.

- * *Reconfigure the very wide intersection of Summer Street and Dobern Avenue.* Vehicles making turns from Summer Street onto Dobern Avenue frequently fail to stop. It was suggested that reconfiguring this intersection with standard dimensions would better help control the flow of traffic and alleviate the confusion some motorists might experience about the need to stop.



Intersection of Dobern Avenue and Summer Street.

- *Install new “neon” colored signs* warning motorists to slow down for school children. Examples of such signs have been installed in the cities of Santa Clara and Milpitas.
- *Speeding and cut through truck traffic.* It was reported that trucks often cut through the neighborhood, possibly exceeding posted speed limits.
- *The following streets were identified as in need of traffic calming* to slow down traffic and make crossing the street safer for pedestrians.
 - *Bambi Lane from Capitol Expressway to South Jackson Avenue is a priority.*
 - *Dobern Avenue*

- *Sleepy Hollow Lane*
- *Massar Avenue at Capitol Expressway:* Cars come off Capitol Expressway and onto Massar Avenue at very high speeds.
- *Pendragon Lane and Penrod Place*
- *Summer Street*
- *Van Winkle Lane*
- *Sinbad Avenue*
- *Explore increased enforcement of traffic laws on those streets where traffic safety and speeding vehicles are issues for the community.* The Advisory Committee specifically recommended the establishment of the Neighborhood Automated Speed Compliance Program (NASCO) as a means to reduce speeding. The Capitol-Goss Neighborhood Association is now taking the necessary steps to implement NASCO on Bambi Lane.

3. Pedestrian and Motor Vehicle Circulation

- *Construct Pedestrian and Bicycle Bridge across Lower Silver Creek.* Both the Advisory Committee and the larger community identified the construction of a pedestrian bridge across Lower Silver Creek as one of the community’s most significant needs. The power transmission line easement was identified as a logical, and feasible, location for this bridge. This bridge is needed to improve pedestrian access between the East Dobern and Capitol-Goss neighborhood. Presently, pedestrians must walk either to Capitol Expressway or to South Jackson Avenue to get between the two neighborhoods. Both South Jackson Avenue and Capitol Expressway have high traffic volumes and vehicles moving at relatively high speeds. Constructing a link between the two neighborhoods via the bridge would significantly improve both the access for

and, more importantly, the safety of children walking from the East Dobern neighborhood to Goss Elementary School and/or Capitol Park.



Proposed site for pedestrian/bicycle bridge.

- *Construct Pedestrian and Bicycle Bridge across Capitol Expressway.* Although not as high a priority as the bicycle/pedestrian bridge across Lower Silver Creek, the need was identified for a bicycle/pedestrian bridge across Capitol Expressway. Initially the preferred location for this bridge was within the power transmission line right-of-way because it would provide direct access to Lo Bue Park to the north. However, because a bridge high enough to accommodate truck traffic on Capitol Expressway would be too close to the power transmission lines, a bridge at this location is not feasible. The Neighborhood Advisory Committee still expressed the need to identify and construct other improvements that would improve access to Lo Bue Park for Dobern and Capitol-Goss residents.
- *Poor Vehicular access into and out of the East Dobern Neighborhood during commute hours.* Given very high volumes of traffic on South Jackson Avenue during commute hours, it is difficult for residents to exit and enter their neighborhood via Dobern Avenue. It was recommended that a traffic signal

be installed at the intersection of Dobern and South Jackson Avenues. In the interim, or if a traffic light is not warranted, it was suggested by the Advisory Committee that the timing of the traffic signals be changed at Bambi Lane and South Jackson Avenue and/or South Jackson and Kammerer Avenues to provide a break in the traffic flow on South Jackson Avenue. This could provide motorists with more opportunities to exit or enter Dobern Avenue.

- *Remove median at the intersection of Story Road and Gallahad Avenue.* Vehicles can not make left turns or cross Story Road at Gallahad Avenue due to the presence of a median blocking the intersection which causes motorists to make frequent u-turns along Story Road. Removing a section of this median would improve access into and out of the neighborhoods on the north and south side of Story Road, and would improve the connection between them. The City's Public Works Department has plans to install a traffic signal at this location. It was stressed that no u-turns should be allowed at this intersection now and upon installation of the signal.



Median on Story Rd. at the Gallahad Ave. intersection.

4. Public Infrastructure

- *Street corner curb cuts.* Most of the street corners in both the East Dobern and Capitol-Goss neighborhoods lack curb cuts for people who use wheelchairs. The Advisory Committee and other community members indicated that there are people who use wheelchairs living in the neighborhood. Therefore, they would like to have curb cuts installed at all street intersections.
- *Streetlights.* Summer Street is very dark at night and there is a need for enhanced street lighting.
- *Sidewalk repairs.* The community and Advisory Group said that there are numerous locations throughout the East Dobern and Capitol-Goss neighborhoods where sidewalks are cracked and uneven due to tree roots and thus may be in need of repair or reconstruction.
- *Missing sidewalks.* The cul-de-sac at the end of Summer Street lacks a sidewalk.
- *Street Sweeping.* In order to improve street sweeping, community members requested that no parking during street sweeping hours be enforced through ticketing. Cars parked on the street during street sweeping hours precludes the street sweeper from sweeping along the curb.

5. Noise

- *Freeway soundwalls.* The soundwalls between Summer Street and Interstate 680 and Capitol Expressway are incomplete. Completing these soundwalls is a top priority for the East Dobern Community.



Area adjacent to Capitol Expressway needing soundwalls.

6. Crime

- *Crime and drug related activity.* There are ongoing drug-related problems and petty criminal activities in the neighborhoods. Sleepy Hollow Lane in particular was identified as having an ongoing problem with drug dealing. The Advisory Committee also pointed out that Lower Silver Creek, in its current condition, is especially troublesome as a magnet for illicit activities and is an area where assaults have occurred in the past. To discourage criminal activity, increased police patrols in the area may be needed.

7. Maintenance of Public, Creek and Power Transmission Line Rights-of way

- *Lower Silver Creek.* Trash and illegal dumping was identified as an issue in Lower Silver Creek and may inhibit the flow of water, thus contributing to flooding on surrounding streets during heavy rains. In addition, community members said that the banks of the creeks are badly eroded and are getting progressively worse. They also cited a problem with mice, rats and snakes. To address the issue of trash and illegal dumping, the Advisory Committee recommended establishing volunteer creek clean-up events on a regular

ongoing basis. These community events could be conducted in conjunction with the Santa Clara Valley Water District's regular maintenance program and Adopt-a-Creek program. Advisory Committee members also suggested that the Water District post "no dumping" signs along the creek and that the laws regarding illegal dumping be enforced.

- *Lower Silver Creek Improvements.* The community is very interested in being involved during the design and implementation of the Santa Clara Valley Water District's planned flood control improvement project for this segment of Lower Silver Creek. The planning portion of this project is currently in its initial stages of development.
- *Maintenance of Power Transmission Line right-of-way.* The power transmission line right-of-way between Dobern Avenue and Capitol Expressway is overgrown with vegetation. The land owner and/or the operator of the transmission lines (currently PG&E) should improve the maintenance and appearance of this right-of-way. Members of the Advisory Committee again stated that they would like to see this right-of-way incorporated into a linear park that would connect with Capitol Park, Lake Cunningham Park to the south and Lo Bue Park to the north.
- *Maintenance of entrance to Interstate 680.* The vacant land at the I-680 on and off-ramps on South Jackson Avenue needs to have new landscaping planted and then regularly maintained.

8. Goss Elementary School

- *Exterior Renovation of Goss Elementary School.* Community members said that the buildings at Goss Elementary School

are in need of new paint. In addition, many of the windows at the school have been vandalized and are in need of replacement. Advisory Committee members suggested that to defray the cost of renovations, professional contractors and other residents within the neighborhoods could be asked to volunteer their labor.



Goss Elementary School playground.

- *School drop-off and pick-up areas.* At the community meeting, parents expressed the need to improve the circulation of vehicles dropping off and picking up children before and after school. It was initially suggested that the gates at both parking lot driveways be left open to improve traffic flow. However, the group recognized that this could pose a risk to children using the sidewalk. Therefore, the Advisory Committee suggested, as another solution, to make the curb along Van Winkle Lane, adjacent to the parking lot, a "passenger loading and unloading only" white curb during school hours only. This would eliminate the need to pull into the parking lot.
- *Prohibit parking of motor vehicles on the playground.* Parents at the community meeting voiced a concern that allowing motor vehicles to park on the school playground could pose a safety hazard for school children and

that vehicles are damaging the playground surface.

9. Parks and Recreation Facilities

- *Lighting at Capitol Park.* The need to enhance lighting along the pathway through Capitol Park was identified. Bulbs on a few existing light poles have burnt out and need to be replaced. In addition, trees are blocking park lights in a few locations and need to be trimmed. While bulb replacement and tree trimming would improve lighting, the installation of a few additional light poles along this pathway could further enhance safety.
- *Replace existing play equipment and install additional equipment.* Advisory Committee members said that the existing playground equipment at Capitol Park is outdated and should be replaced with more modern equipment. They would also like to see additional playground equipment added to the park.



Play equipment in Capitol Park.

- *Install handball court at Goss Elementary School.* Although there was some concern expressed that handball is a sport that attracts troublemakers, the Advisory Committee stated that it would still like to explore the feasibility of handball courts. The Committee stated that it would prefer that the handball courts be primarily for use by Goss

Elementary School children and designed to discourage use by older children and adults. For example, they suggested limiting the height of the handball wall to only 6 or 7 feet tall. In addition, it was stated that the court should be double-sided for play, but it should be situated parallel to Peter Pan Avenue so that the view of the children and the park from the vantage point of the school is not obstructed.

- *Install volleyball courts at Capitol Park.* The Advisory Committee said that it would like to explore the feasibility of installing volleyball courts at the park. Volleyball courts would provide additional recreational opportunities for older children and adults.
- *Add pedestrian and bicycle trails.* Community members stated the need for pedestrian and bicycle trails that would link the East Dobern and Capitol-Goss neighborhoods with the surrounding parks and communities. Community and Advisory Committee members suggested creating a pedestrian and bicycle trail along the power transmission line easement from Lo Bue Park in the north to Lake Cunningham Park in the south. Bridges across Lower Silver Creek and Capitol Expressway would provide key links in this trail system. It should be noted that the bridge across Capitol Expressway could not be within the power transmission line right-of-way due to height restrictions.
- *Skateboard park.* Young people in the neighborhood would like to have a skateboard park constructed in Capitol Park or somewhere nearby.
- *Improve maintenance of landscaping.* Community members expressed the desire for improved maintenance of landscaping at Capitol Park.

10. Neighborhood Services

- *After school day care.* Additional after school day care programs and organized activities for children are needed.

One-Time Discretionary Funds

Development and Prioritization of Ideas for Expenditure of Discretionary Funds

As part of the former Neighborhood Revitalization Strategy program the Mayor and City Council set aside \$600,000 in one-time discretionary funds for the revitalization of the East Dobern and Capitol-Goss neighborhoods. These funds were intended to “jump start” the physical revitalization of the area, create an incentive for private property improvements, and strengthen existing neighborhood associations so that these organizations can continue to advocate for the needs and overall improvement of the area.

The East Dobern/Capitol-Goss Advisory Committee spent several meetings over a period of three months identifying and prioritizing how this funding should be used to improve the neighborhood. At the September 6 community meeting, the community reviewed the Advisory Committee’s preliminary list of improvements to fund with the \$600,000 in discretionary funds. The community added to this list and then, through a prioritization exercise, ranked which improvements were most needed. The following table lists all of the ideas for spending the discretionary funds in the priority order established by the community at the September 6 community meeting. In addition, the number of points each idea received in the prioritization exercise is included.

Table 1: Summary and Ranking of Ideas for Expenditure of the Discretionary Funds

Community Ranking	Ideas for Spending Discretionary Funds	Points
1	Pedestrian/bike bridge across Lower Silver Creek	93
2	Traffic signal at Dobern and Jackson Avenues	71
3	Community clean-ups	42
4	Replace existing and install additional play equipment at Capitol Park	18
5	Paint the exterior of Goss Elementary School	9
6	Construct a pedestrian and bike trail connecting to nearby parks	9
7	Install new windows at Goss Elementary School	3
8	Enhance lighting along pathway within the power transmission line easement in Capitol Park by trimming trees and replacing burnt out bulbs	3
9	Complete soundwalls along Interstate 680	2
10	Install additional lighting within Capitol Park and Goss Elementary School	1
	Landscape the power transmission line easement between Dobern Avenue and Capitol Expressway.	0
	Build pedestrian/bike bridge over Capitol Expressway	0
	Install curbcuts at street corners for wheelchair users	0
	Expand the size of the planned and funded community center that will be located at Capitol Park.	0
	Construct a skateboard park at Capitol Park.	0
	Trim Street Trees in both the East Dobern and Capitol-Goss Neighborhoods* (See note below)	---

* Note: This idea was generated by the Advisory Group after the September 6, Community Meeting.

East Dobern/Capitol-Goss Neighborhood Revitalization Plan – **Draft**

Allocation of the Discretionary Funds

The table below lists the items that the Advisory Committee decided to fund with the discretionary money and the amount each item will receive. In addition, for some items there is specific direction on how these monies should be spent. The table below includes improvements that were a top priority for the Advisory Committee and the Community but were not allocated discretionary funds because an alternative

funding source was identified. It should be noted that the dollar amounts allocated to each item below could change over time if additional funding sources are identified to pay for all or a portion of the cost of a given item and/or if cost estimates do not reflect actual costs for a given improvement. If the cost of a high priority improvement is higher than anticipated, the community could decide to reallocate money from lower priority items to the given higher priority item.

Table 2: Allocation of One-Time Discretionary Funds

Item	Amount	Notes
Pedestrian/bicycle bridge across Lower Silver Creek	\$285,000	This money is intended to pay for the purchase of the land, the design of the project and a portion of the construction. Additional funding will have to be identified and secured to pay the balance of the construction cost.
Traffic Signal at Dobern Avenue and Jackson Avenue	\$0	This signal is likely to be included in the City's 2001/2002 Traffic Capital Improvement Program.
Paint for Goss Elementary	\$15,000	Community volunteers would provide labor.
Additional lighting for pathway in Capitol Park	\$0	The Parks Division indicated that if additional lighting would further enhance pedestrian safety, they could consider including it in their parks capital budget.
Replace existing play equipment at Capitol Park	\$0	Replacement play equipment will be funded through Bond Measure P funds.
Community Clean-up	\$75,000	Allocation is for one clean-up per year for five years for both the East Dobern and Capitol-Goss neighborhoods. This allocation assumes that one clean-up for the entire East Dobern/Capitol-Goss area costs \$15,000.
Purchase property along power transmission line easement between Dobern Avenue and Capitol Expressway	\$120,000	This amount is intended to cover the land acquisition costs. Additional funding will need to be identified and secured to pay for the development of this strip of land into a walkway/linear park.
Street Tree Trimming in East Dobern and Capitol/Capitol-Goss	\$18,000	City Arborist estimate.
Operating and outreach funds for the East Dobern CAT and Capitol-Goss Neighborhood Association.	\$20,000	This amount is intended to provide each neighborhood association with \$2,000 per year for five years.
Reserve	\$67,000	

Implementation of Physical Improvements Funded with Discretionary Funds

With the completion of the East Dobern/Capitol-Goss Neighborhood Revitalization Plan process, the next step is to implement the identified neighborhood improvements listed in Table 2 above. To oversee and monitor the implementation of these improvements, the Neighborhood Advisory Committee will transition into a Plan Implementation Coalition. Many of the existing Advisory Committee members may continue to participate on the Plan Implementation Coalition but the membership of the Implementation Coalition may also expand. Nevertheless, it is expected that the Implementation Coalition will consist of representatives from both the East Dobern Community Action Team and the Capitol-Goss Neighborhood Association.

As for the City of San Jose - Parks, Recreation and Neighborhood Services (PRNS) is the primary party responsible for overseeing and monitoring the overall progress of the implementation of the identified improvements. PRNS will also be responsible for supporting and, as necessary, assisting the Plan Implementation Coalition and the neighborhood associations with conducting those improvements for which the Coalition and the associations are responsible.

The steps necessary to implement the identified improvements in Table 2 are outlined in the actions below. These actions describe what steps are to be taken to implement the identified improvements, the parties responsible for implementing the identified improvements, and the time in which the improvements are expected to be completed. Most of the identified actions can occur relatively quickly (short-term: 1 year or less) but some may take a few years

or more (intermediate-term: 1 to 3 years). It should be noted that, while many of the actions are the responsibility of identified City Departments - the Plan Implementation Coalition, the East Dobern Community Action Team and the Capitol-Goss Neighborhood Association are also the primary parties responsible for a few of these actions.

Implementation Actions

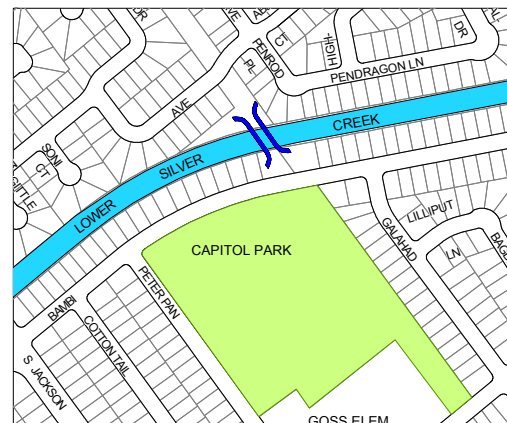
1a. Pursue the possibility of using the power transmission line right-of-way for construction of a pedestrian bridge over Lower Silver Creek.

Timeframe: Short term (0-6 months)

Primary Responsibility:

City Departments: Plan Implementation Coalition; Parks, Recreation and Neighborhood Services (PRNS)

Action: Community members, with assistance from PRNS, should invite representatives from PG&E to attend a community meeting to discuss use of the right-of-way for bridge construction. Any necessary follow-up work should be done to ensure a positive response from PG&E. If this step is successful, then the rest of the plan, including acquisition of the lands to the north of the creek, can proceed.



Proposed location of Lower Silver Creek pedestrian/bicycle bridge.

1b. Purchase right-of-way between Lower Silver Creek and Dobern Avenue.

Timeframe: Short to intermediate term (1 to 3 years)

Primary Responsibility:

City Departments: Public Works (Real Estate Division); Parks, Recreation and Neighborhood Services (PRNS)

Action: PRNS should put in a request to the Public Works Real Estate Division to pursue the purchase of the parcels located between Silver Creek and Dobern Avenue (County Assessor parcels 484-39-109 and 484-39-003); these properties are privately owned and not owned by PG&E. In the event of an impasse, the use of the City's eminent domain powers may become necessary to acquire these properties. Another avenue that should be explored is the donation of these properties to the City by the property owner. The presence of PG&E transmission lines limit the development potential for these properties and the property owner may be eligible to receive a tax write-off in exchange for the dedication. Because the construction of this bridge in the near future is the number one priority of the East Dobern/Capitol-Goss Community, the land acquisition process should be initiated as soon as possible. The Neighborhood Advisory Committee set aside \$285,000 for the entire bridge project, a portion of which is intended to cover land acquisition costs; the cost of purchasing the needed right-of-way was estimated to cost between \$50,000 and \$60,000.

While not needed for bridge construction, the remaining right-of-way between Dobern Avenue and Capitol Expressway is also of interest to this community (see Action Item #7). Since both of these lands are currently under the same ownership, Real Estate should explore whether or not to purchase both tracts of land at the same time. The

Neighborhood Advisory Committee has allocated \$120,000 for this purchase through this Neighborhood Revitalization Plan.

1c. Obtain necessary easements and joint-use agreements for bridge across Lower Silver Creek.

Timeframe: Short to intermediate-term (1-3 years)

Primary Responsibility:

City Departments: Parks, Recreation, and Neighborhood Services (PRNS); Public Works (Real Estate Division)

Action: PRNS should put in a request to the Real Estate Division of Public Works to pursue obtaining necessary easements and joint use agreements for the development of the bridge and trail. A joint use agreement will need to be obtained from PG&E for use of the PG&E right-of-way between Bambi Lane and Lower Silver Creek; this property (County assessor parcel number 484-38-022) is currently owned by PG&E. Negotiating a joint use agreement with PG&E can be a lengthy process, therefore PRNS should put in a request with the Real Estate Division to begin pursuing this agreement as soon as possible.

The City may need to obtain an easement from the Santa Clara Valley Water District to put a bridge over Lower Silver Creek. At the request of PRNS, Public Works should obtain easements, permits and/or joint use agreements from the Water District as necessary.

1d. Pursue additional funding sources to pay for the construction of the bridge and trail.

Timeframe: Short term (6 months to a year)

Primary Responsibility:

City Departments: Planning, Building, and Code Enforcement (Planning Division)

Community: East Dobern/Capitol-Goss Plan Implementation Committee

The Planning Division, in collaboration with the East Dobern/Capitol-Goss Plan Implementation Committee, should pursue additional funding sources to pay for the balance of the bridge construction cost not covered by the discretionary funds; the Advisory Committee allocated funds to pay for approximately half of the construction cost for this project. The Metropolitan Transportation Commission's Transportation for Livable Communities grant program and the State of California's Safe Routes to School program are two funding sources for which the Planning Division and the Plan Implementation Committee should apply. In addition, the Plan Implementation Committee should pursue additional funding sources with the Office of Council District 5. If no additional funding is secured, then the Committee could pursue Strong Neighborhoods Initiative Redevelopment funding when these funds become available.

1e. Design and construct pedestrian bridge and trail.

Timeframe: Short term (one to two years).

Primary Responsibility:

City Departments: Public Works (Architecture and Engineering); Public Works (Design and Construction); Parks, Recreation and Neighborhood Services (PRNS)

Action: Once the necessary joint use agreements and land purchases have been obtained, the Department of Public Works, in collaboration with PRNS, will design and manage the construction of the bridge and trail, and right-of-way landscaping between Bambi Lane and Dobern Avenue.

Public Works should consult with the Plan Implementation Coalition and the community at-large on the design of the project to ensure that it meets the communities needs. Public works will also need to collaborate with the Santa Clara Valley Water District. The Water District is in the process of designing flood control improvements on this section of Lower Silver Creek (Reach 4). The Water District is planning to replace an existing pedestrian bridge across a portion of Lower Silver Creek to the east. If the timing is right, the City and the Water District could collaborate on the design, purchase and installation of their respective bridge structures to cut down on costs. The Neighborhood Advisory Committee allocated discretionary funds to pay for 100% of the design of the bridge. Therefore the design of this project can and should proceed prior to all of the construction funding being secured.

2. Install traffic signal at the intersection of Dobern and South Jackson Avenues

Timeframe: Intermediate-term (Estimated completion date: June 2003)

Primary Responsibility:

City Departments: Department of Streets and Traffic; Public Works (Design and Construction)

Action: The Department of Streets and Traffic has already conducted a preliminary signal warrant study for the intersection of Dobern and South Jackson Avenues and found that this signal is warranted. Because it is warranted and because of strong community support, Streets and Traffic said that this project will likely be included in 2001/2002 Traffic Capital Improvement Plan (CIP). If included in the 2001/2002 Traffic CIP, it is estimated that the signal project would be completed in June of 2003.

3. Repaint Goss Elementary School

Timeframe: Short-term (Project should be completed by the end of summer 2001)

Primary Responsibility:

Community: Community members; East Dobern/Capitol-Goss Plan Implementation Committee

Other: Alum Rock School District

Action: The East Dobern/Capitol-Goss Implementation Coalition should take the lead in coordinating with the Alum Rock School District and organizing volunteer labor to repaint Goss Elementary School. The coalition should also consult with the parents and school children, the School District and surrounding residents on the color or colors that the school buildings are to be painted. The Alum Rock School District should coordinate with the Implementation Coalition to establish volunteer days for the painting.

4a. Replace broken light fixtures along Capitol Park pathway

Timeframe: Short-term (Should be replaced by the end of the summer 2001)

Primary Responsibility:

City Departments: Parks, Recreation and Neighborhood Services (PRNS)

Action: PRNS should recommend including funding in the 2001/2002 parks budget for the replacement of the broken light fixtures along the Capitol Park pathway in the power transmission line right-of-way. If this item is included in the 2001/2002 Council approved budget, the replacement of the broken light fixtures could occur in the fall of 2001.

4b. Investigate need and then install, if needed, additional park lights along pathway in Capitol Park

Timeframe: Investigate need after replacement of existing broken light fixtures: Short-term (fall 2001). Install new park light standards if needed: Intermediate-term (2 – 3 years)

Primary Responsibility:

City Departments: Parks, Recreation and Neighborhood Services (PRNS)

Action: The need for additional park lights along the Capitol Park pathway should be investigated after the existing broken light fixtures are replaced. If community members see the need for additional lighting then PRNS should coordinate with the community to determine how many and where the new park lights should be installed. PRNS should then investigate possible funding opportunities including adding this item to the 2001/2002 Parks budget at mid-year.

5. Replace existing play equipment at Capitol Park

Timeframe: Intermediate-Term (The design of the play areas should be initiated in fiscal year 2001/2002.)

Primary Responsibility:

City Departments: Parks, Recreation and Neighborhood Services (PRNS)

Action: PRNS should consult with neighborhood residents and children in the East Dobern and Capitol-Goss Neighborhoods to ensure that the new play equipment is of a design and type that meets their needs.

6. Conduct annual community Clean-ups

Timeframe: Short-term to on-going (The first clean-up event should held by the end of summer 2001)

Primary Responsibility:

Community: East Dobern Community Action Team; Capitol-Goss Neighborhood Association

Action: Community Clean-ups, consisting of the rental of large trash bins, will be conducted annually both in the East Dobern and Capitol-Goss neighborhoods. These clean-up events will be led in their respective neighborhoods by the East Dobern Community Action Team and the Capitol-Goss Neighborhood Association. The East Dobern/Capitol-Goss Neighborhood Advisory Committee allocated \$75,000 towards community clean-ups. Seventy-five thousand dollars is projected to fund an annual community clean-up in each neighborhood for 5 years. PRNS should assist the East Dobern Community Action Team and the Capitol-Goss Neighborhood Association with identifying additional funding to keep this annual event ongoing.

7. Purchase property within power transmission line right-of-way between Dobern Avenue and Capitol Expressway

Timeframe: Short term (6 to 9 months)

Primary Responsibility:

City Departments: Public Works (Real Estate Division); Parks, Recreation and Neighborhood Services (PRNS)

Action: PRNS should submit a request to the Public Works Real Estate Division to pursue the purchase of the parcels located between Dobern Avenue and Capitol Expressway (County Assessor parcels 484-39-001 and 484-39-110); these properties

are privately owned and not owned by PG&E. In the event of an impasse, the use of the City's eminent domain powers may become necessary to acquire these properties. Another avenue that should be explored is donation of these properties to the City by the property owner. The presence of the power transmission lines limits the development potential of these properties and the property owner may be eligible to receive a tax write-off in exchange for the dedication.

The acquisition of the portion of the power transmission line right-of-way between Capitol Expressway and Dobern Avenue could be pursued simultaneously with the acquisition of the right-of-way between Lower Silver Creek and Dobern Avenue. The Dobern/Capitol-Goss Neighborhood Advisory Group allocated \$120,000 to purchase this right-of-way. If the cost of this right-of way is more than \$120,000 additional funding sources will have to be identified and/or the Plan Implementation Coalition could consider allocating all or a portion of its reserve discretionary funds to cover the balance.

8. Trim street trees

Timeframe: Short-term (The trimming of street trees should be completed in the spring of 2001)

Primary Responsibility:

City Departments: Department of Streets and Traffic

Action: The Department of Streets and Traffic should arrange a special contract to trim all of the street trees in need throughout the East Dobern and Capitol-Goss neighborhoods. The East Dobern/Capitol-Goss Neighborhood Advisory Committee allocated \$18,000 of its discretionary funds to cover the full estimated cost of tree trimming.

9. Explore limited community use of Lower Silver Creek

Timeframe: Intermediate term (1-3 years)

Primary Responsibility:

City Departments: Parks, Recreation and Neighborhood Services (PRNS)

Action: While the community's primary concern, in regards to the creek, are flood control, erosion control and access across the creek, it was noted by the Advisory Committee that the creek can also be a valuable recreational and educational resource.

As such, PRNS in conjunction with the neighborhood associations, should explore the possibility of allowing limited community use of the Lower Silver Creek area with the Santa Clara Valley Water District. Uses might include creek clean-ups, educational tours for local school children and others, and walkways.

This could be explored via the upcoming Flood Improvement project planned for this stretch of the creek known as "Reach 4".



Lower Silver Creek

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